

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1614/9 Power Street, Southbank

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

01 May 2024

Source

corelogic.com.au

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

206/173 City Road Southbank VIC 3006	\$390,000	14-Feb-23
3810/70 Southbank Boulevard Southbank VIC 3006	\$421,500	04-Dec-23
5101/70 Southbank Boulevard Southbank VIC 3006	\$420,000	16-Nov-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 January 2022